



growing an

# INCLUSIVE City

FROM VISION TO REALITY

THE WASHINGTON, DC, COMPREHENSIVE PLAN



## Housing and Growth

*Homes for an Inclusive City*

*Review of the Comprehensive Housing Strategy Report *

*March 9, 2006*

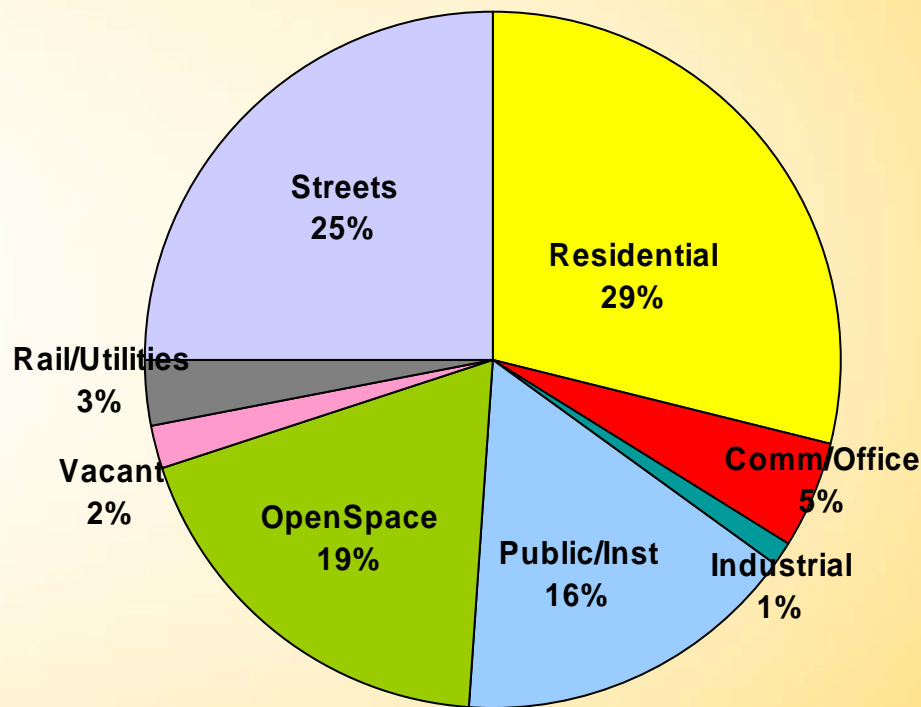


# Land Use and Development

61 sq.mi land  
8 sq. mi water

## Key Stats:

- 11,000 acres of housing
- 1,200 acres of office/comm
- 6,000 acres of public/inst
- 7,500 acres of open space
- 10,000 acres of streets



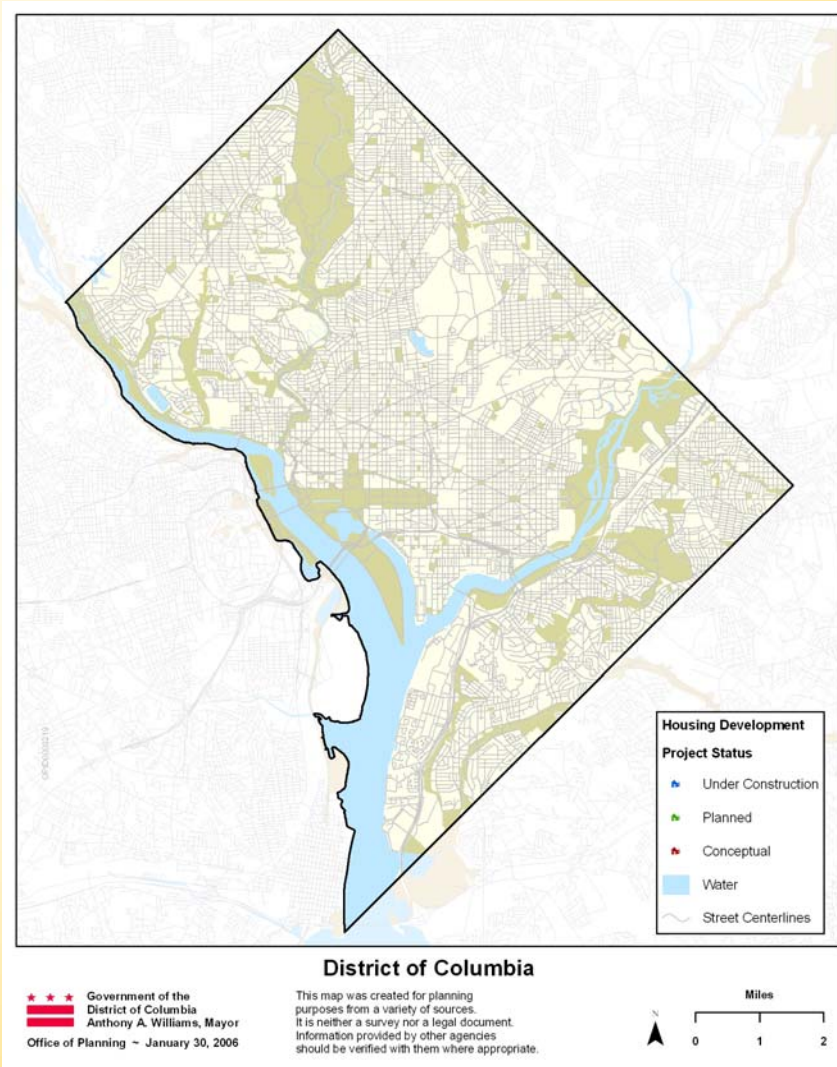
*Existing Land Use, 2004*

Vacant land represents 2.2 percent of the city's land area, or 850 acres



# DC Growth Potential

**Where can 55,000 net new housing units be built in the District of Columbia?**

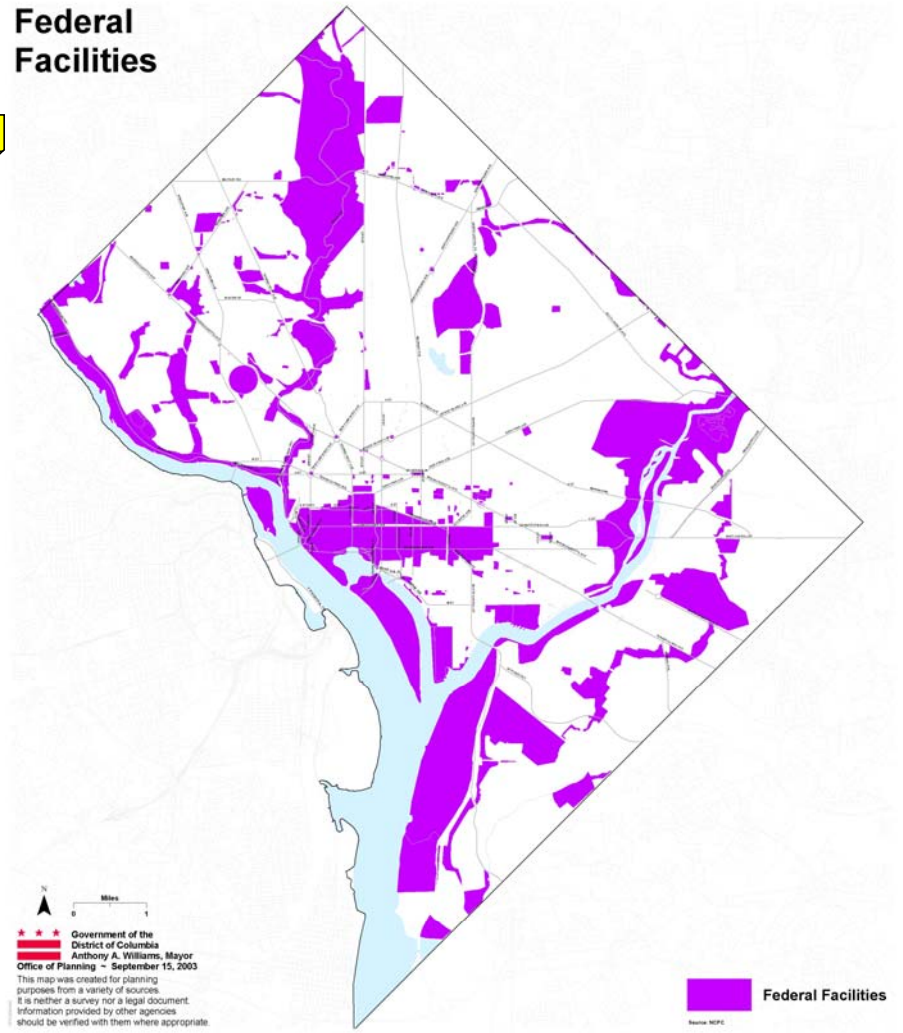


# Land Use and Development

- The federal government controls about 40 % percent of the area not included in streets or water



Federal Facilities





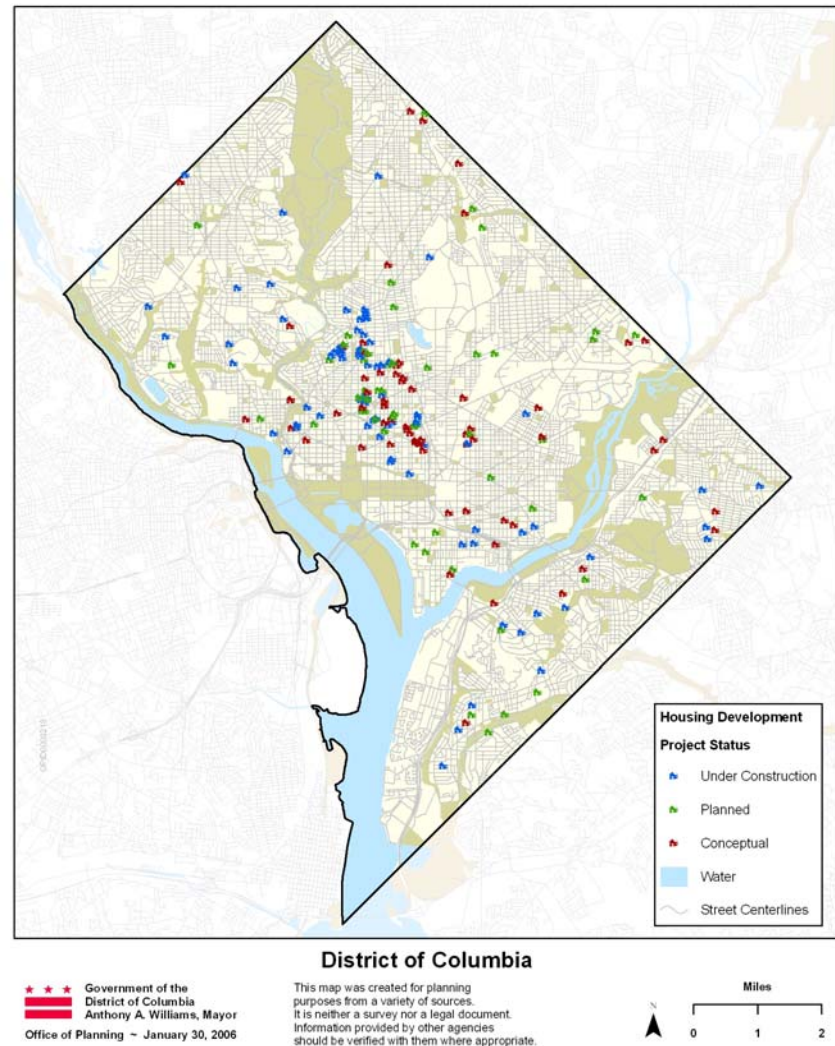
# Current Housing Pipeline

## Housing Development

Status	Units
Under Construction	8,910
Planned	5,460
<u>Conceptual</u>	<u>13,380</u>
<b>Pipeline Sub-Total*</b>	<b>27,750</b>

**80% of Pipeline is higher density multi-family** 

**20% of Pipeline is lower density and single-family**



\* Numbers represent project totals

# New Neighborhoods

## Housing Development

**Pipeline Sub-Total** **27,750**

**New Neighborhoods**  **Units**

Mt Vernon Triangle (1) 2,000

SW Waterfront 800

SE Federal Center (1) 3,000

Hill East (Reservation 13) 800

St E's (East Campus) 1,000

**New Neighborhood Sub-Total** **7,600**

### *Other New Neighborhoods*

Walter Reed Medical TBD

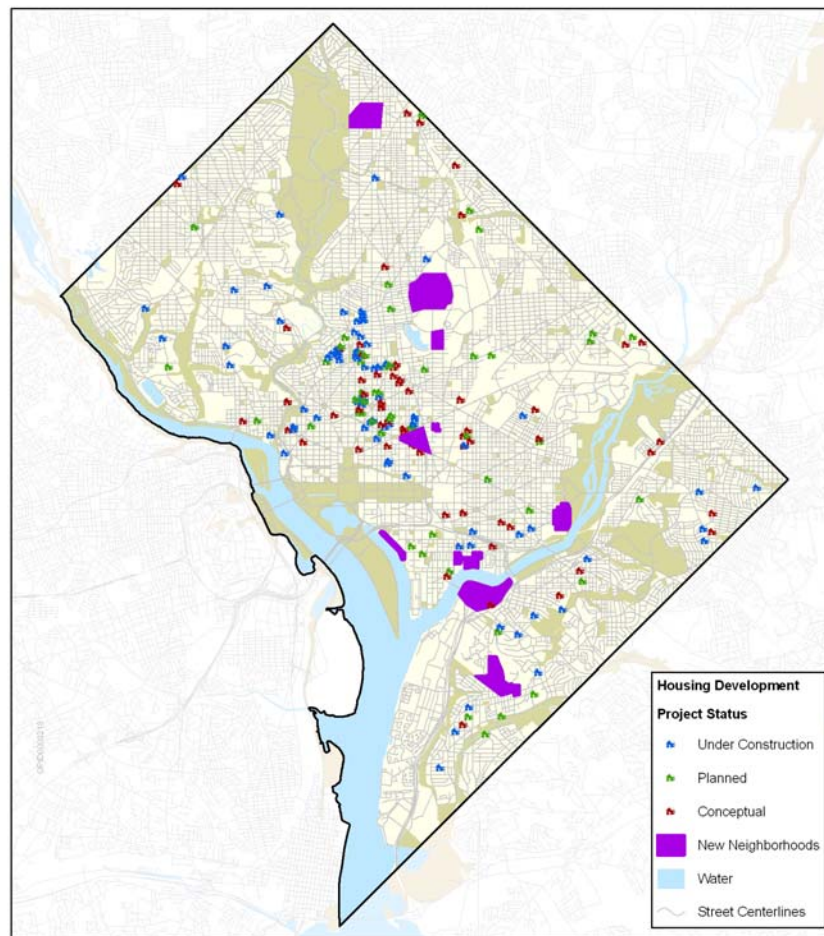
Armed Forces Retirement TBD


McMillan Reservoir TBD

Poplar Point TBD

**Estimated Sub-Total** **3,000-5,000**

**Planned Total** **38,000-40,000**




 Government of the  
District of Columbia  
Anthony A. Williams, Mayor  
Office of Planning ~ January 30, 2006

**District of Columbia**

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# Future Opportunities

## Planned Total

Pipeline + New Neighborhoods  38-40,000

## Other

**Est. Units**

Vacant Land Estimated Capacity  11,000

**Grand Total**

**approx 50,000**


**Surplus / Gap** 

**(5,000)**




# Inclusionary Zoning

## Major Aspects

- 10 or More Units New Construction & Expansion > 50%
- 20% Bonus Density 
- Limited Off-Site Flexibility
- Sliding Scale of Units to Bonus Density
- BZA Relief Process

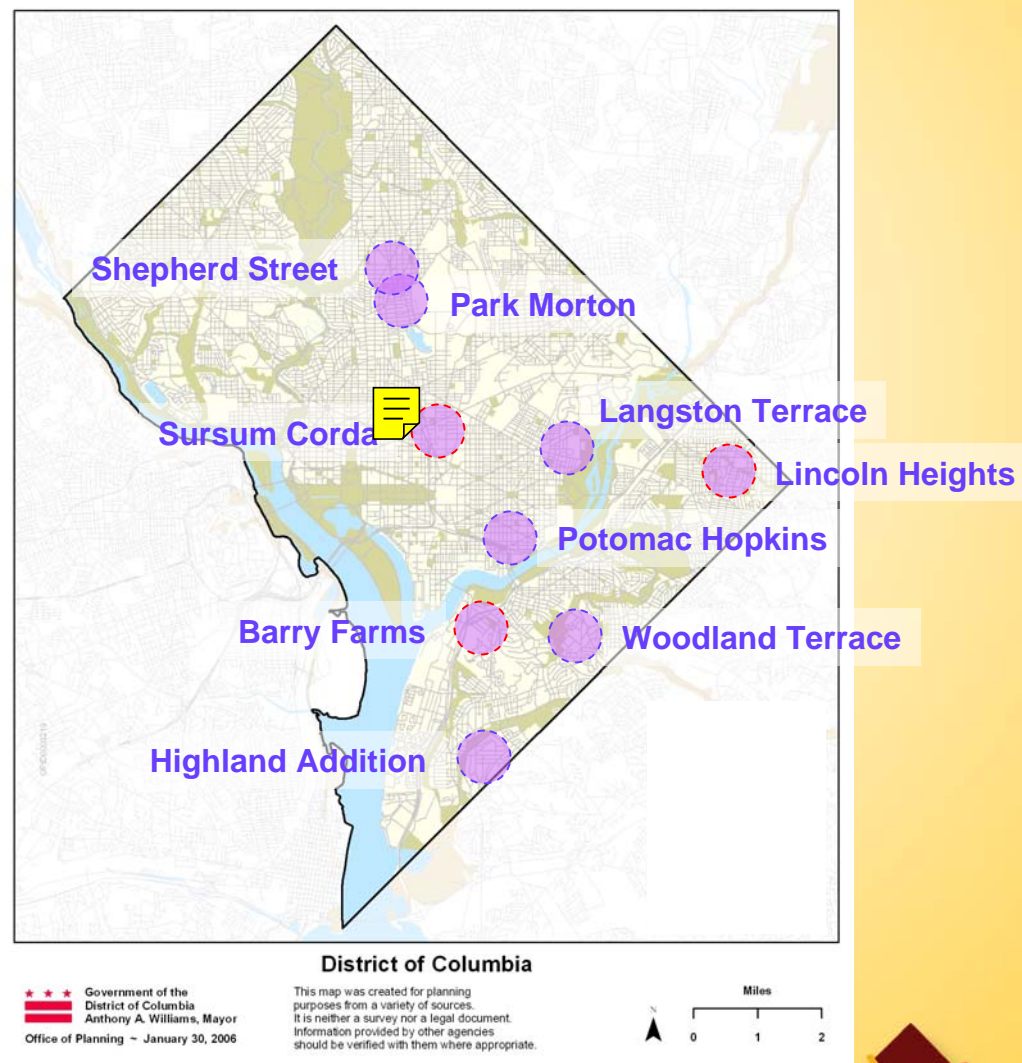
## Affordability Requirements

	Residential Zones	All Other Zones
<b>Lower-Density</b>	10% of Matter of Right or 75% of Bonus Achieved	10% of Matter of Right or 75% of Bonus Achieved
	Half at 50% of AMI – Half at 80% of AMI	Half at 50% of AMI – Half at 80% of AMI
<b>Higher-Density</b>	8% of Matter of Right or 50% of Bonus Achieved	8% of Matter of Right or 50% of Bonus Achieved
	Half at 50% of AMI –  Half at 80% of AMI	All Affordable Units at 80% of AMI



# New Communities<sup>3</sup>

- Major Redevelopment of Public Housing Sites
- Commitment to Physical Architecture and Human Capital
- Leverage District Market Strength
- 1 for 1 Replacement of Public Housing
  - 1/3 30%AMI
  - 1/3 30-80%AMI
  - 1/3 Market



# Sursum Corda

## Development Plan:

- 520 Very Low-Income Units
- 1320-1520 Total Units
- New K-8 School
- Rec Center, Library, & Clinic
- Retail, Shops & Office
- Open Space

## Human Capital Plan:

- Job Training
- Home Ownership
- Senior Programs
- Community Based Technology



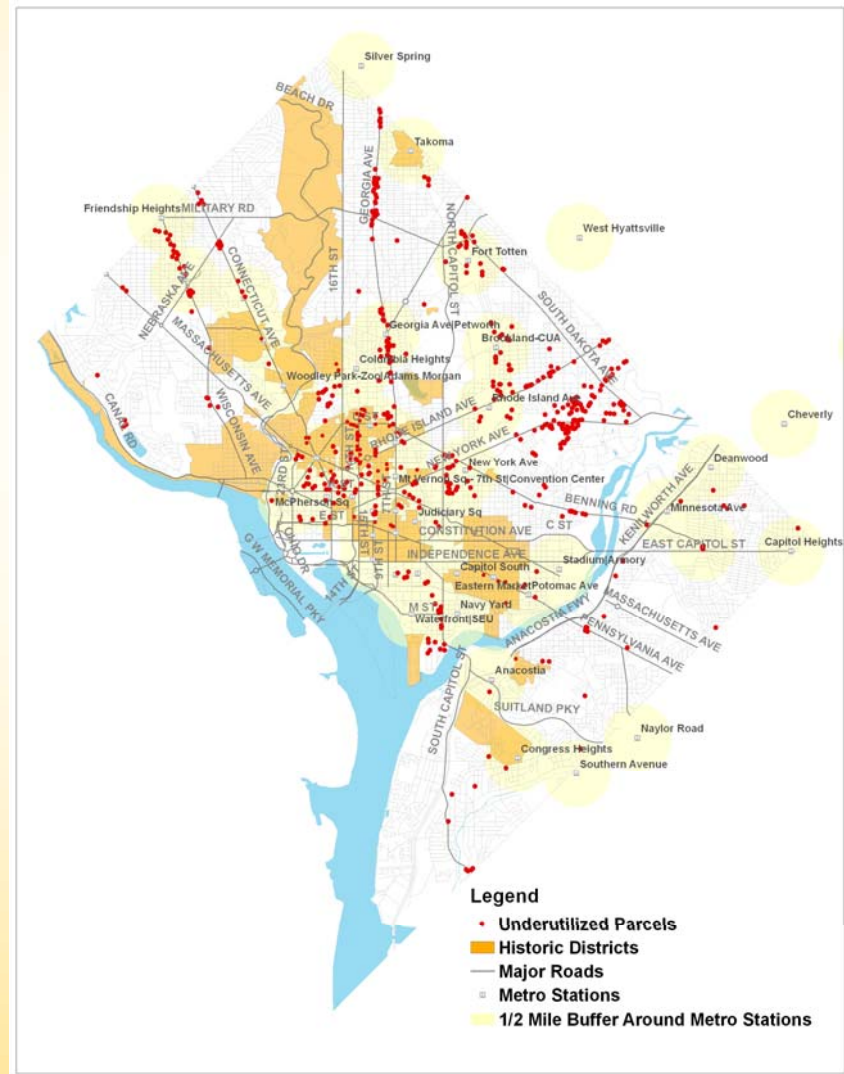


# Redevelopment Opportunities

## Underutilized Land




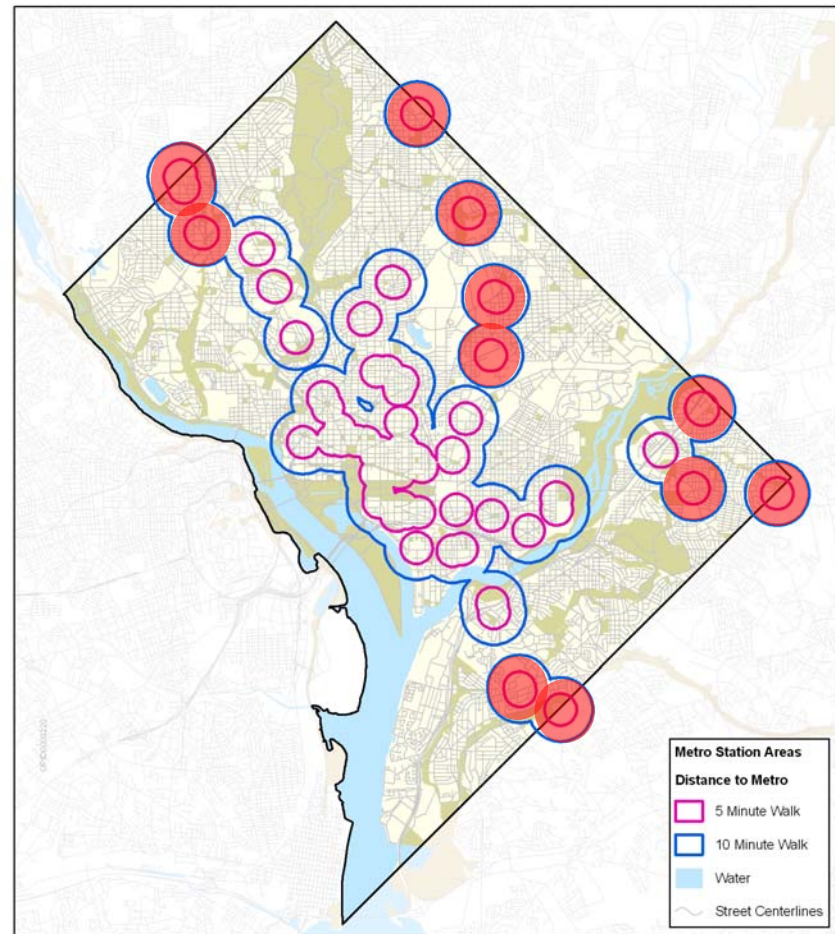
*Commercial sites with assessed improvement values that are substantially less than land values*



# Transit – Land Use Planning

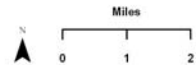
## TOD Opportunities

Metro Station	Units/Acre 
Union Station*	24
Southern Ave	22
Capitol Heights	21
Benning Ave	20
Congress Heights	20
Friendship Heights	19
Brookland Catholic U	17
Rhode Island	16
Fort Totten	16
Tenleytown	15
Takoma – TOD Plan	14
Deanwood	14
New York Ave*	13



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Metro Stations with less than 25 units to the acre of residential zoning

\*Zoned High Density Commercial



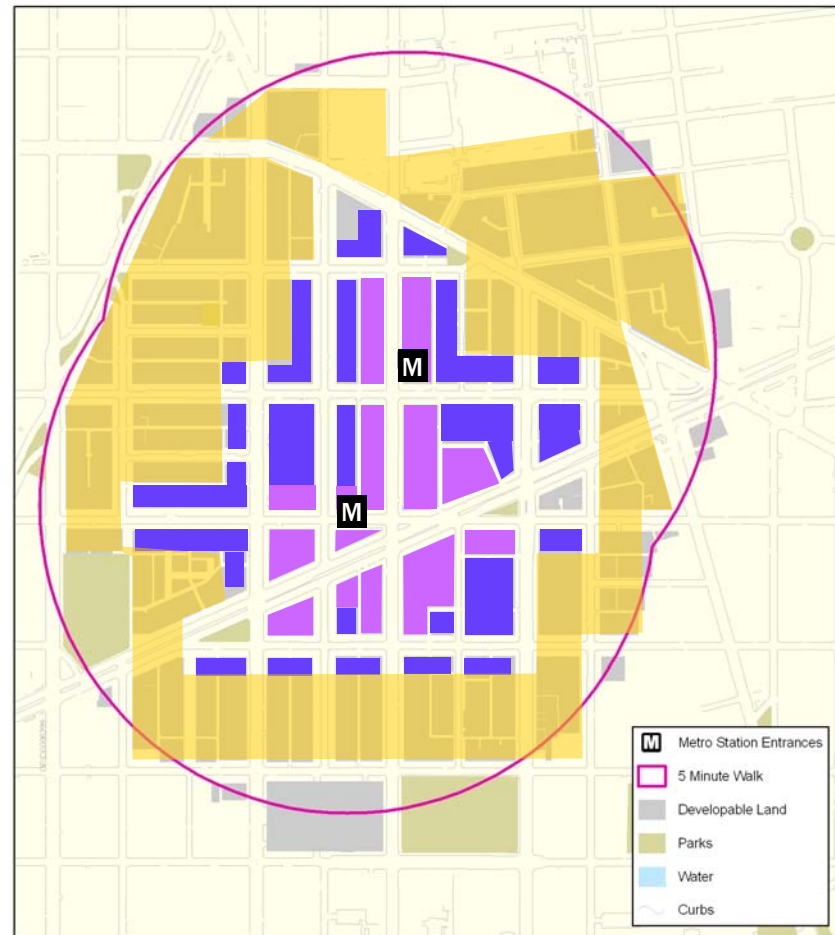
# What Does TOD Mean?

**Goal: Achieve a Minimum  
25 Units to the Acre**

**Moderate Density Mixed-Use**   
C-3-A (200-400 feet of Metro)

**High Density Residential**   
R-5-D (400-1,200 feet of Metro)

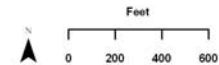
**Low Density Residential**   
R-4 (1,200 + feet )



**Sample TOD**

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# Meeting the Gap

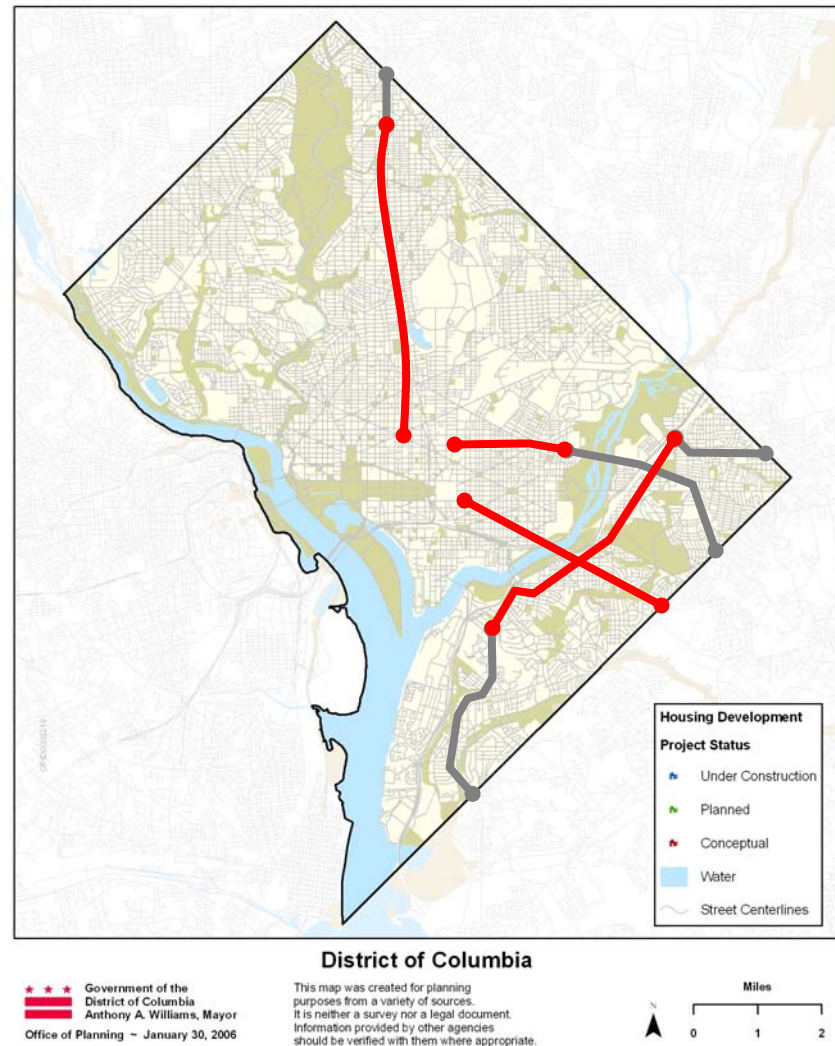
## Great Streets

### Primary

7<sup>th</sup> Street & Georgia Ave, NW  
H Street, NE  
Martin L King Jr. Ave, SE  
Pennsylvania Ave, SE

### Secondary

Martin L King Jr Ave  
Nannie H Burroughs Ave, NE  
Benning Rd & Minnesota Ave, NE  
Upper Georgia Ave, NW



# Production Challenges

- Remaining Land is Infill Development
- Adjustments in Land Price
- Absorption
- Developer/Construction Industry Capacity
- District Administrative Capacity
- Aging/Insufficient Infrastructure
- Outlying Competitive Supply
- Regional & National Economics



# Political Challenges

- Creating Income Diversity
- Retaining Families
- Neighborhood Opposition to Density
- Demonstrating the Benefits of High Quality Urban Design and Architecture

